

RicohPOR (Perkins Coie)

From: Will Patterson <Will@farlawfirm.com>
Sent: Tuesday, February 11, 2014 9:47 AM
To: Feldman, Stephen (Perkins Coie)
Subject: RE: River City Environmental - Documents

Hi Stephen,

I have prepared a settlement agreement for a previous iteration of the agreement that did not involve the transfer of assets. I also have a draft prepared for the transfer of assets, which includes an addendum listing all of the assets that will be transferred.

Additionally, I have had my clients sign lien releases that will be deposited with the escrow company and I will have them sign updated escrow instructions once the contours of our agreement are finalized.

Best regards,

Will Patterson

[T] 503-546-4632 [F] 503-517-8204



[\[farlawfirm.com\]](http://farlawfirm.com)

Folawn Alterman & Richardson LLP

Fox Tower
805 SW Broadway, Suite 2750
Portland, Oregon 97205

www.FARlawfirm.com[\[farlawfirm.com\]](http://farlawfirm.com)

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with Treasury Department and IRS regulations, we inform you that, unless expressly indicated otherwise, any federal tax advice contained in this communication (including any attachments) is not intended or written by Folawn Alterman & Richardson LLP to be used, and cannot be used by the taxpayer, for the purpose of (i) avoiding penalties that may be imposed on the taxpayer under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein (or any attachments).

* * * * *

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Feldman, Stephen (Perkins Coie) [mailto:SFeldman@perkinscoie.com]
Sent: Tuesday, February 11, 2014 9:29 AM
To: Will Patterson
Subject: Re: River City Environmental - Documents

Will,

I am told that you have prepared (or are in the process of preparing) an escrow agreement. Is that correct? Please let me know.

Thanks,
Stephen

From: Will Patterson [<mailto:Will@farlawfirm.com>]
Sent: Monday, February 10, 2014 05:50 PM Pacific Standard Time
To: Feldman, Stephen (Perkins Coie)
Subject: River City Environmental - Documents

Will Patterson

[T] 503-546-4632 [F] 503-517-8204



ATTORNEYS
[\[farlawfirm.com\]](http://farlawfirm.com)

Folawn Alterman & Richardson LLP

Fox Tower
805 SW Broadway, Suite 2750
Portland, Oregon 97205

www.FARlawfirm.com [farlawfirm.com]

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with Treasury Department and IRS regulations, we inform you that, unless expressly indicated otherwise, any federal tax advice contained in this communication (including any attachments) is not intended or written by Folawn Alterman & Richardson LLP to be used, and cannot be used by the taxpayer, for the purpose of (i) avoiding penalties that may be imposed on the taxpayer under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein (or any attachments).

* * * * *

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Dave Ellis [<mailto:DEllis@capacitycommercial.com>]
Sent: Monday, February 10, 2014 10:00 AM
To: Jonathan Sheckard; Steve McInnis
Cc: Feldman, Stephen (Perkins Coie); farouk@fha-assoc.com
Subject:

Jonathan,

We spoke on Thursday morning regarding two items that you would complete immediately so that we can move forward toward closing the Queen Ave facility in Albany.

- 1) The City of Albany has requested several time that we send them the approved EPA closure plan that River City followed along with completed testing results recorded during the process.

The City has held up the Tenant/Buyer's building permit for several weeks because this requested information has not been submitted. Pacific Cast is now threatening to stop paying rent (and has said repeatedly they will not close) until this occurs.

River City has ALL of this documentation need to submit for this Closure Plan. We have let the City know we will sign off that your work that we contracted with River City, has been completed.

- 2) You indicated you would have Escrow instructions for review from your attorney no later than Friday. We have yet to see that draft.

We understand River City is busy working on the recent snow issues but we are in jeopardy of losing a Tenant and Buyer. Your inactions will certainly cause us economic hardship.

Your attorney indicated to the Escrow Officer this morning that there are still issues outstanding which we know nothing of because of lack of response. I have copied our attorney Stephen Feldman on this E Mail so he understands where we are.

Please copy all on your response.

Dave Ellis | Principal
CAPACITY COMMERCIAL GROUP, LLC
Direct: 503.517.9871 | Cell: 503.318.0918
dave@capacitycommercial.com

805 SW Broadway, Suite 700 | Portland, OR 97205
Main: 503.326.9000 | Fax: 503.425.1006
www.capacitycommercial.com[\[capacitycommercial.com\]](http://capacitycommercial.com)

CORFAC International Member

Please consider the environment before printing this email. This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or Capacity Commercial Group or any of its subsidiaries. The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice.